



CITY OF WOODSTOCK

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING, DESIGN & SUSTAINABILITY

770.592.6050

To: Planning Commission

From: Brian Stockton

Date: 12.17.2012

RE: Z#058-12

Case Information:

Case: Z#058-12
Applicant: Woodstock SLP, LLC
Parcels: 15N24 033A & 15N24 043
Area: ±6.63 Acres
Location: Trickum Rd South of Popcorn Drive
Property Owner(s): John E. and Jane M. Watkins
Current Zoning: GC of 2.3 acres and OSI of 4.3 acres

Applicant's Request:

Rezone property from OSI and GC to SL-C (Senior Living) for a 59 unit 40,000 SF one-level assisted living/memory care facility with the following variances:

- 1) Variance from 7.746 To allow front portion of building to be 105 feet from the front property line.
- 2) Variance from 7.746 To allow side drive along front and side of building for fire access.
- 3) Variance from 7.746 (3) To allow handicapped parking spaces between the building and the street.

See proposed site plan attached.

Background:

The subject property is currently undeveloped and split zoned between GC and OSI zoning districts. It is located in an area of transition between more commercial type uses to the north

and residential uses to the south. The use of the senior living zoning category in this area in order to make this transition seems appropriate. Due to the nature of the facility with the memory care portion; the applicant is requesting variances in order to push the building away from the street for safety reasons. In addition, the internal courtyards are the proposed outdoor areas, so an additional change of open space to green space is being proposed for safety reasons as well.

Surrounding Land Uses:

NORTH:	GC
EAST:	R-40 (Residential)
WEST:	GC & R-20 (Commercial & Residential)
SOUTH:	R-40 (Residential)

Current Zoning Map:



